

— FOR LEASE —

FOREST GROVE

ENDCAP WITH DRIVE-THRU



LOCATION

3641 Pacific Avenue
Forest Grove, OR 97116

AVAILABLE SPACE

2,512 SF endcap with drive-thru

ASKING RATE

Please call for details

TRAFFIC COUNTS

Pacific Ave – 35,603 ADT ('22)
Hwy 47 – 14,015 ADT ('22)

HIGHLIGHTS

- Join BestMed Urgent Care in this new building in Forest Grove/Cornelius.
- Centrally located off Pacific Avenue with easy access to Hwy 47 and Hwy 26.
- Close proximity to the popular McMenamins Grand Lodge and 1.2 miles from Pacific University campus with 3,200 students.



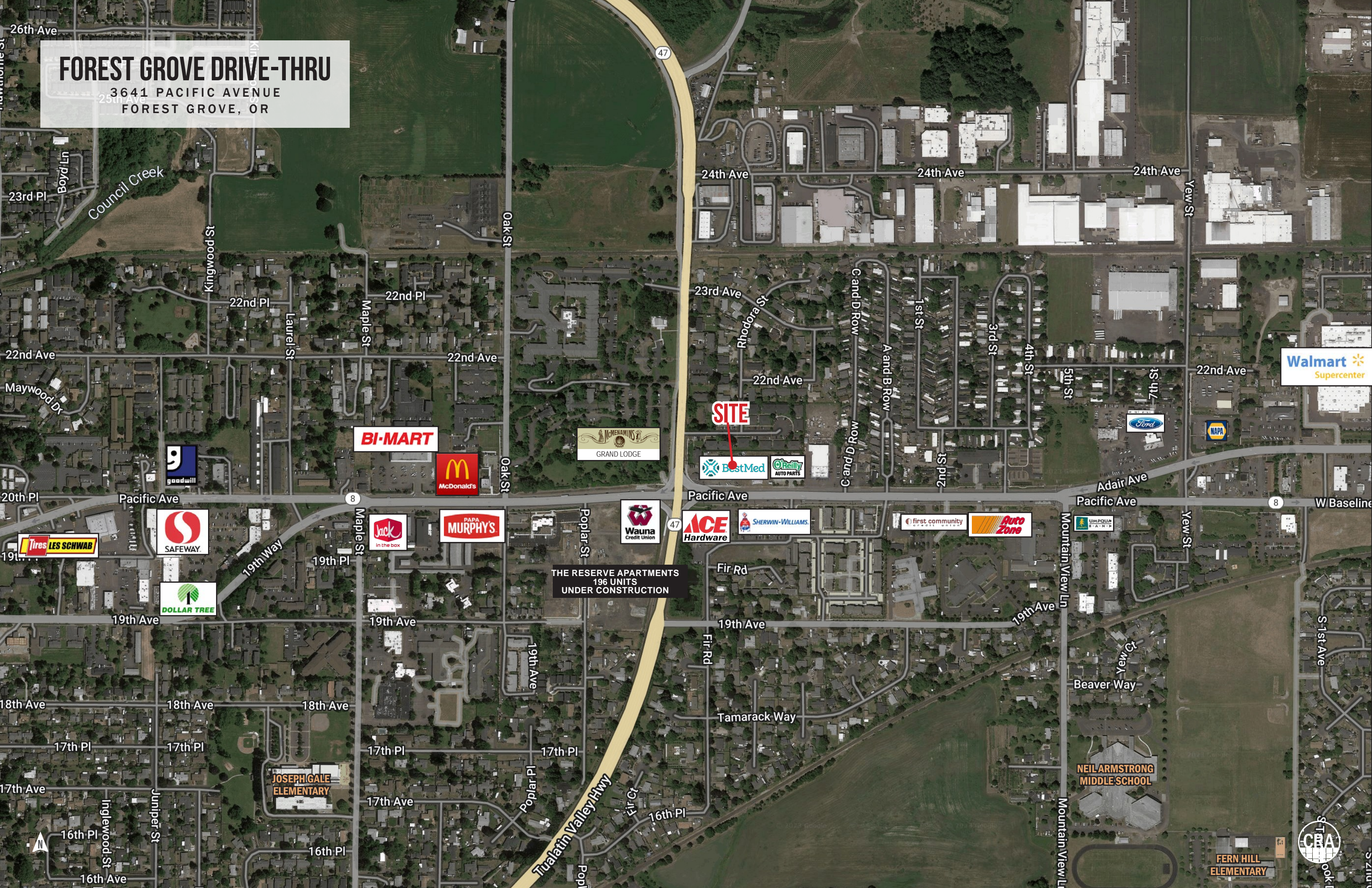
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FOREST GROVE DRIVE-THRU

3641 PACIFIC AVENUE
FOREST GROVE, OR



Walmart
Supercenter

SITE

THE RESERVE APARTMENTS
196 UNITS
UNDER CONSTRUCTION

NEIL ARMSTRONG
MIDDLE SCHOOL

FERN HILL
ELEMENTARY



FOREST GROVE DRIVE-THRU

3641 PACIFIC AVENUE
FOREST GROVE, OR

IMAGES



3641 PACIFIC AVENUE
FOREST GROVE, OR



3641 PACIFIC AVENUE
FOREST GROVE, OR



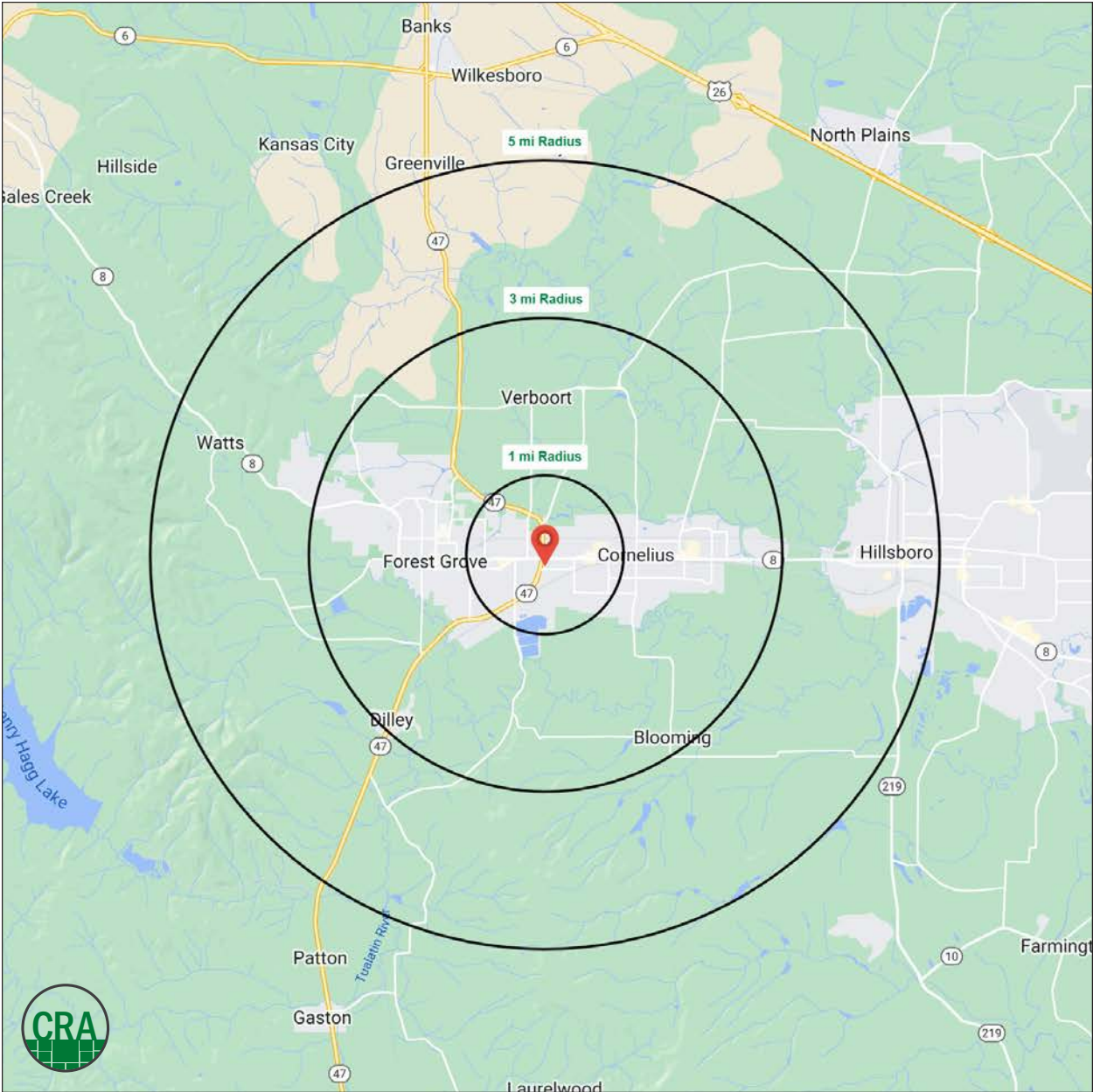
FOREST GROVE DRIVE-THRU

3641 PACIFIC AVENUE
FOREST GROVE, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	13,218	40,466	58,582
Projected Population 2028	14,686	43,950	63,067
Average HH Income	\$80,829	\$114,010	\$117,738
Median Home Value	\$366,953	\$438,881	\$461,480
Daytime Demographics 16+	7,853	20,383	34,760

36.8
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5206/-123.0829

3641 Pacific Ave Forest Grove, OR 97116	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,218	40,466	58,582
2028 Projected Population	14,686	43,950	63,067
2020 Census Population	12,831	39,546	57,403
2010 Census Population	11,238	34,012	51,302
Projected Annual Growth 2023 to 2028	2.2%	1.7%	1.5%
Historical Annual Growth 2010 to 2023	1.4%	1.5%	1.1%
2023 Median Age	36.8	35.9	36.8
Households			
2023 Estimated Households	4,658	13,359	19,596
2028 Projected Households	5,384	15,173	22,092
2020 Census Households	4,472	12,910	18,996
2010 Census Households	3,899	11,167	16,895
Projected Annual Growth 2023 to 2028	3.1%	2.7%	2.5%
Historical Annual Growth 2010 to 2023	1.5%	1.5%	1.2%
Race and Ethnicity			
2023 Estimated White	59.6%	63.3%	65.9%
2023 Estimated Black or African American	1.3%	1.7%	2.2%
2023 Estimated Asian or Pacific Islander	3.0%	6.0%	5.7%
2023 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.3%
2023 Estimated Other Races	34.5%	27.6%	24.8%
2023 Estimated Hispanic	41.5%	33.0%	29.1%
Income			
2023 Estimated Average Household Income	\$80,829	\$114,010	\$117,738
2023 Estimated Median Household Income	\$67,477	\$86,357	\$92,740
2023 Estimated Per Capita Income	\$28,795	\$38,052	\$39,827
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	9.8%	7.8%	7.2%
2023 Estimated Some High School (Grade Level 9 to 11)	8.3%	6.8%	5.7%
2023 Estimated High School Graduate	26.7%	23.3%	22.7%
2023 Estimated Some College	24.9%	25.4%	25.0%
2023 Estimated Associates Degree Only	7.7%	7.8%	8.3%
2023 Estimated Bachelors Degree Only	14.8%	19.2%	20.4%
2023 Estimated Graduate Degree	7.8%	9.8%	10.7%
Business			
2023 Estimated Total Businesses	332	1,114	2,168
2023 Estimated Total Employees	3,592	8,495	16,950
2023 Estimated Employee Population per Business	10.8	7.6	7.8
2023 Estimated Residential Population per Business	39.8	36.3	27.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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www.cra-nw.com



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.